

# Government of the District of Columbia

## ZONING COMMISSION



Zoning Commission Order No. 100  
Case No. 72-23  
November 15, 1974

Pursuant to notice, a public hearing of the Zoning Commission was held on August 28, 1974, to consider a proposed amendment of the Commission's Order granting final approval of a planned unit development, filed by Watergate Improvement Associates.

### FINDINGS OF FACT

1. The site of the building constructed pursuant to this Commission's approval of the final application for a planned unit development, to which this amendment relates, is located at 600 New Hampshire Avenue, N.W., and is known as Building One, Stage Four, of the total project.

2. Commission Order dated December 18, 1968, in Case No. 68-58, approved office space not to exceed 260,000 square feet in the subject building. Said office space was "restricted to those types of office uses permitted in the SP District."

3. The proposed amendment of the Order would expand the permissible types of office use to include certain office uses not allowed in the SP zone district, as follows:

1. Advertising agencies
2. art and humanities programs  
(both government and commercial  
administrative offices

3. public relations firms
4. professionals not licensed
5. management consultants - all fields
6. registered lobbyists
7. insurance specialist agents
8. market consultants
9. bank and other holding firms

4. The Zoning Unit of the Office of Planning and Management concluded, and the Commission finds that; the proposed amendment would not result in any changes to the physical components of the Watergate Project (i.e., height, floor area ratio, lot occupancy, etc.), there would be no change in the ratio of retail to office to residential, there would be no change in the total amount of space devoted to office use. The only change that the amendment effectuate would be in the type of tenant who could occupy the office space (TR. 6).

5. The Zoning Unit of the Office of Planning and Management concluded, and the Commission finds, that the impact of various types of office uses is generally the same, depending on the scale and size of the operation. There is little difference in impact under the large SP type office use, such as the office building of the National Rifle Association, the National Education Association or the AFL-CIO, all on 16th Street would have, as opposed to any general commercial office-type uses (TR. 7-8).

6. The Office of Planning and Management recommended that the Commission amend the said Order to permit any kind of office uses in the Watergate 600 Office Building because the physical size and shape of the building would not be affected in any way, the commercial impact of general office use versus SP type office use is almost identical, allowing

general office uses without specifically establishing permitted types of uses would allow flexibility in obtaining tenants; and unrestricted tenancy would allow the applicant to rent all the space in the building, and would not require any future consideration by the Commission at a future date (TR. 8).

7. The Zoning Advisory Council recommended that the Order be amended to allow the addition of 18 specified general office uses, as contained in the public notice and endorsed by the National Capital Planning Commission at an earlier date in a Board of Zoning Adjustment case implementing Commission Order in Case 68-58 (TR. 12).

8. The applicant testified, and the Commission finds, that 32 months after the completion of said building, there are 11,000 square feet which have never been rented, and that in the next two years, the original leases will begin to run out resulting in approximately 120,000 square feet becoming available (TR. 18).

9. The applicant testified, and the Commission finds, that the types of tenants to be added to the building would cause no additional traffic problems and that the additional office uses would relieve the severe economic hardship, without affecting the neighborhood (TR. 20-21).

10. There was opposition to the proposed amendment from Harry J. King and Watergate East, Inc.

#### CONCLUSIONS OF LAW


1. The amendment of the final order of approval for the planned unit development is in accordance with the intent and purpose of the Commission's final order approving this planned unit development in Case No. 68-33, dated September 16, 1968.

2. The amendment of the final order is in harmony with the intent, purpose and integrity of the comprehensive zone plan of the District of Columbia as embodied in the Zoning Regulations and Map.


3. The amendment of the Order granting final approval of the planned unit development is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 30, 1938, 52 Stat. 797), as amended.


DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Commission hereby ORDERS AMENDMENT of the Order of December 18, 1968, in Case 68-58 to allow general office uses in the building known as the Watergate 600 Office Building (Building One, Stage Four, of the Watergate Planned Unit Development),

  
WALTER E. WASHINGTON

  
JOHN A. NEVIUS

  
STERLING TUCKER

  
GEORGE M. WHITE

  
RICHARD L. STANTON

ATTEST:   
Martin Klauber  
Executive Secretary